
Design Standards & Guidelines

MAJOR CORRIDOR & GATEWAY THOROUGHFARE OVERLAY AREAS DRAFT

This is a proposed draft of the Design Standards & Guidelines for Major Corridor & Gateway Thoroughfare Overlay Areas. It is posted here to gather community input, feedback and comments. Once finalized, the document is to serve as a basis for new Zoning Ordinance amendments. Any proposed amendments to the Zoning Ordinance will be subject to public hearings and discussion at the City Planning Commission and City Council before adoption by the City Council.

Once finalized and approved, this document should also serve as a stand alone Planning & Development Department P&DD document and a guidebook to serve as a reference point for the development community, including community groups, business associations, and City of Detroit agencies. Its intent is to be used in the planning and pre-design phase of new developments, rehabilitation, renovation, additions and maintenance of existing buildings, including historic and architecturally significant structures.

Design Standards & Guidelines for Major Corridor & Gateway Thoroughfare Overlay Areas should not be construed as a synopsis or substitute for any of the Standards included in the Zoning Ordinance.

For type of uses permitted by right, conditional and regulated uses, refer to Article XVIII, Zoning Maps and Article XII, Use Regulations of the Zoning Ordinance.

If you have questions or if you would like to provide input, feedback or comments on the draft, please e-mail to the community planner listed for your Cluster or to the design review staff.



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Background





Purpose of Design Standards & Guidelines

The Design Standards & Guidelines for Major Corridor & Gateway Thoroughfare Overlay Areas is a tool to promote improving the image and character of Detroit's commercial corridors. The intent is create aesthetically pleasing, comfortable and safe commercial corridors by providing design guidance and reference for community groups, business associations and those who wish to develop, improve or revitalize these corridors. The Design Standards & Guidelines should be used in the planning and pre-design phase of new developments, rehabilitation, renovation, additions and maintenance of existing buildings, including historic and architecturally significant structures along the Major Corridor & Gateway Thoroughfare Overlay Areas. The objective is to foster pride, care and confidence for economic revitalization by promoting attractive, pedestrian friendly and context sensitive developments.

This document should also assist in the understanding of corresponding Design Standards for Major Corridor & Gateway Thoroughfare Overlay Areas referenced in the Zoning Ordinance but should not be construed as a synopsis or substitute for any of the Standards included in the Zoning Ordinance. General Development Standards referenced in the Ordinance are also applicable. In the case of any discrepancy between this document and the Standards of the Ordinance, the Standards of the Ordinance shall override.

For type of uses permitted by right, conditional and regulated uses, refer to Article XVIII, Zoning Maps and Article XII, Use Regulations of the Zoning Ordinance.

The Standards & Guidelines have been put into a simplified format. Each section covers one element or element group and begins with an introduction; followed by objectives, standards, guidelines and illustrative examples. Standards are those referenced in the Ordinance, and are mandatory for compliance. Guidelines are not referenced in the Ordinance, are discretionary highly recommended and considered in the design review.

Community groups and business associations who seek to improve a transportation corridor or sponsor a façade improvement program for their community should find these Design Standards & Guidelines as a reference point to articulate their vision and design objectives.



Major Corridor & Gateway Thoroughfare Overlay Areas

Major Corridor & Gateway Thoroughfare Overlay Areas are the following as designated in the Detroit Zoning Ordinance Section 61-11-320:

1. **Woodward Avenue.** All zoning lots abutting Woodward Avenue between West McNichols and West Eight Mile Road.
2. **Eight Mile Road Area I.** All zoning lots abutting Eight Mile Road from City limit to city limit except from Shaefer to Livernois.
3. **Grand River – Area I.** All zoning lots abutting Grand River between the Edsel Ford Freeway (I-94) and Cass Avenue.
4. **Grand River – Area II.** All zoning lots abutting Grand River between the Edsel Ford Freeway (I-94) and Woodmont, and between Evergreen and the City limit.
5. **Gratiot Avenue - Area I.** All zoning lots abutting Gratiot Avenue between Mount Elliot Avenue and Randolph Street/Broadway Avenue.
6. **Gratiot Avenue - Area II.** All zoning lots abutting Gratiot Avenue between Mount Elliot Avenue and Eight Mile Road.
7. **Michigan Avenue - Area I.** All zoning lots abutting Michigan Avenue between the Jefferies Freeway (I-96) and the John C. Lodge Freeway (M-10).
8. **Michigan Avenue - Area II.** All zoning lots abutting Michigan Avenue between Vinewood Avenue and the (4) corners Livernois Avenue.
9. **East Jefferson Avenue – Area I.** All zoning lots abutting Jefferson Avenue between Water Work Park (Garland Avenue/ Marquette Avenue) and the Chrysler Freeway (I-375).
10. **East Jefferson Avenue – Area II.** All zoning lots abutting Jefferson Avenue between Water Work Park (Garland Avenue/ Marquette Avenue) and Dickerson/Gray Street



Location Map of Major Corridor Overlay Areas. See Appendix A for maps



Objectives of Major Corridor & Gateway Thoroughfare Overlay Areas

The key objectives of the Major Corridor & Gateway Thoroughfare Overlay Areas are:

- To establish viable and vibrant high quality commercial districts along Detroit's major corridors
- To encourage, guide and restore confidence in investing along Detroit's major corridors
- To develop an urban design framework for enhancing, re-developing and improving the public realm
- To pursue development strategies that give careful consideration to rehabilitation of existing structures
- To create new developments that incorporate architectural and urban design principals of human scale and context sensitive design



Design Standards & Guidelines



1

LAND USE & DEVELOPMENT

Mixed land use in planning and development means developing multiple uses on a given parcel, typically stacked vertically. Mixed-use developments could provide density and compact urban form. For example, a street level retail use would have residential lofts or office space above. A parking structure might have retail at the street levels and residential with its parking at upper levels. Such developments encourage livability and convenience by increasing the density and intensity of development within the urban environment.

Many cities are adopting mixed-use in their planning policies to combat sprawl and reduce the negative environmental impact of development. While the zoning ordinance may allow by right a single retail use along Major & Gateway Thoroughfare Overlay Areas, it does not preclude incorporating other uses stacked vertically such as office or home/office units or residential above retail.

OBJECTIVE

- ❑ To promote development strategies consistent with the Detroit Master Plan
- ❑ To create economically vibrant and attractive districts and destination places for motorists and pedestrians

STANDARDS

1. Refer to Article XVIII, Zoning Maps and Article XII, Use Regulations of the Zoning Ordinance for type of uses permitted by right, conditional and regulated uses
2. Refer to the matrix on the following page for prohibited uses:

GUIDELINES

1. Establish a mix of uses that includes residential or office above first floor retail
2. Maximize street level frontage with uses such as retail, grocery, restaurants and entertainment
3. Pursue strategies that renovate and rehabilitate existing commercial buildings
4. Build upon activities and land uses that contribute to creating a distinctive, identifiable and thriving community district
5. Establish uses that maximize the number of hours and daily use by the public
6. Develop strategies for shared parking for uses that have different use hours to minimize the expanse of parking lots

1

LAND USE & DEVELOPMENT

		Major Corridor & Gateway Thoroughfare Overlay Area					
	USE along the Major Corridor & Gateway Overlay Area*	Gateway Radial Thoroughfares*	Gateway Radial Thoroughfares Extensions	8- Mile Road	Van Dyke Avenue	Woodward Avenue	Greenfield between I-94 and the city limit
1.	Confection manufacture	<input type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2.	Dental products, surgical, or optical goods manufacture	<input type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3.	Emergency shelter	<input type="checkbox"/>	<input type="checkbox"/>			<input type="checkbox"/>	<input type="checkbox"/>
4.	Go-cart track	<input type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5.	Ice manufacture	<input type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6.	Jewelry manufacture	<input type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7.	Lithographing	<input type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8.	Motor vehicle washing and steam cleaning	<input type="checkbox"/>			<input type="checkbox"/>	<input type="checkbox"/>	
9.	Motor vehicle services, major	<input type="checkbox"/>			<input type="checkbox"/>	<input type="checkbox"/>	
10.	Motor vehicles, used, salesroom or sales lots	<input type="checkbox"/>					
11.	Motor vehicles, used, storage lot accessory to a salesroom or sales lot for used motor vehicles	<input type="checkbox"/>					
12.	Pawnshop	<input type="checkbox"/>			<input type="checkbox"/>		<input type="checkbox"/>
13.	Plasma donation center	<input type="checkbox"/>			<input type="checkbox"/>		
14.	Pre-release adjustment center	<input type="checkbox"/>			<input type="checkbox"/>		
15.	Radio, television, or household appliance repair shop	<input type="checkbox"/>			<input type="checkbox"/>		
16.	Rebound tumbling center	<input type="checkbox"/>			<input type="checkbox"/>		
17.	Restaurant, carry-out or fast-food with drive-up or drive-through facilities or where not located in a	<input type="checkbox"/>				<input type="checkbox"/>	

1

LAND USE & DEVELOPMENT

	multi-story building having a mixed-use or multi-tenant development; prohibition limited to Woodward Avenue only						
18.	Secondhand store and secondhand jewelry store	<input type="checkbox"/>			<input type="checkbox"/>	<input type="checkbox"/>	
19.	Signs, advertising	<input type="checkbox"/>			<input type="checkbox"/>		
20.	Substance abuse service facility	<input type="checkbox"/>			<input type="checkbox"/>		
21.	Tattoo and/or piercing parlor	<input type="checkbox"/>					
22.	Taxicab dispatch and/or storage facility	<input type="checkbox"/>			<input type="checkbox"/>		
23.	Toiletries or cosmetic manufacturing	<input type="checkbox"/>			<input type="checkbox"/>		
24.	Tool, die, and gauge manufacturing	<input type="checkbox"/>			<input type="checkbox"/>		
25.	Trade services, general	<input type="checkbox"/>			<input type="checkbox"/>		
26.	Trailer coaches or boats, sale or rental, open air display	<input type="checkbox"/>			<input type="checkbox"/>		
27.	Trailers or cement mixers, pneumatic-tired, sales, rental or service	<input type="checkbox"/>			<input type="checkbox"/>		
28.	Vending machine commissary	<input type="checkbox"/>			<input type="checkbox"/>		
29.	Wearing apparel manufacturing	<input type="checkbox"/>			<input type="checkbox"/>		
30.	Wholesaling, warehousing, storage buildings, or public storage houses, except on Gratiot Avenue.	<input type="checkbox"/>			<input type="checkbox"/>		
31.	Cellular antennas towers**	<input type="checkbox"/>			<input type="checkbox"/>		

* Note: Using the prohibited uses of Section 61-11-304 of the Zoning Ordinance as a basis

** Not part of Sec.61-11-304

☐ = PROHIBITED USE Blank cell = PERMITTED USE

2

BUILDING SITE RELATIONSHIP; PLACEMENT & ORIENTATION

Site design articulates the building's relationship to its context—streets, sidewalks, adjacent buildings and parking areas. Elements such as building orientation, street layout, building setback, site access, building sitting, parking and pedestrian access express whether a building has an appropriate building-site relationship. Thoughtful consideration for building placement and orientation contribute to maintaining streets as safe, attractive and comfortable for walking. Site design in the urban context contributes to the city by creating street spaces, spaces between buildings and streetscapes that are conducive to walkability and neighborhood livability.

OBJECTIVE

- ❑ To line streets with buildings and/or other site features in order to contribute in creating a “sense of place” to otherwise placeless commercial environment
- ❑ To create a pedestrian-friendly setting that directly relates buildings and active uses such as shopping and dining to the street, and maintain the continuity of the street wall

STANDARDS

1. For commercial buildings (15,000 SF and under), locate on the lot line. Provide a 10-foot setback only for amenities such as outdoor seating, public art work, landscaping, or when determined by the City of Detroit's Traffic Engineering Department for traffic safety purposes
2. For commercial buildings of 15,000-50,000 SF, place no more than 70% of the required number of parking spaces between the public right-of-way (major or secondary street) and the main building frontage
3. Link the building's main frontage to public sidewalk with pedestrian walkway (minimum of 8-foot clear width)
4. For lot area abutting major or secondary street not covered by building footprint provide the following
 - a. Perimeter low wall 30 to 36 (inches) high with a minimum of 5-foot landscaped buffer, or
 - b. A 10-foot minimum landscaped buffer. Perimeter low wall is optional
5. For lot area abutting residential use, provide at a minimum of 10-foot landscaped buffer with a 6-foot masonry screen wall

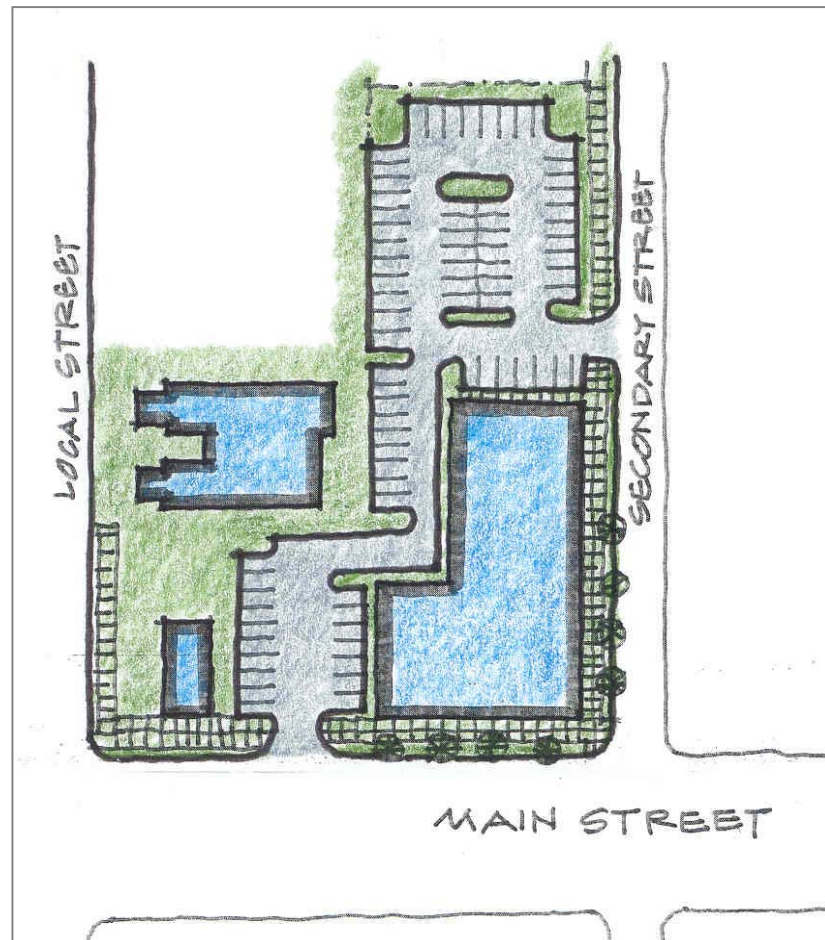
GUIDELINES

1. Establish smaller stores around large retail anchor stores to create a perimeter retail for pedestrian environment rather than blank walls facing parking lots

BUILDING SITE RELATIONSHIP; PLACEMENT & ORIENTATION



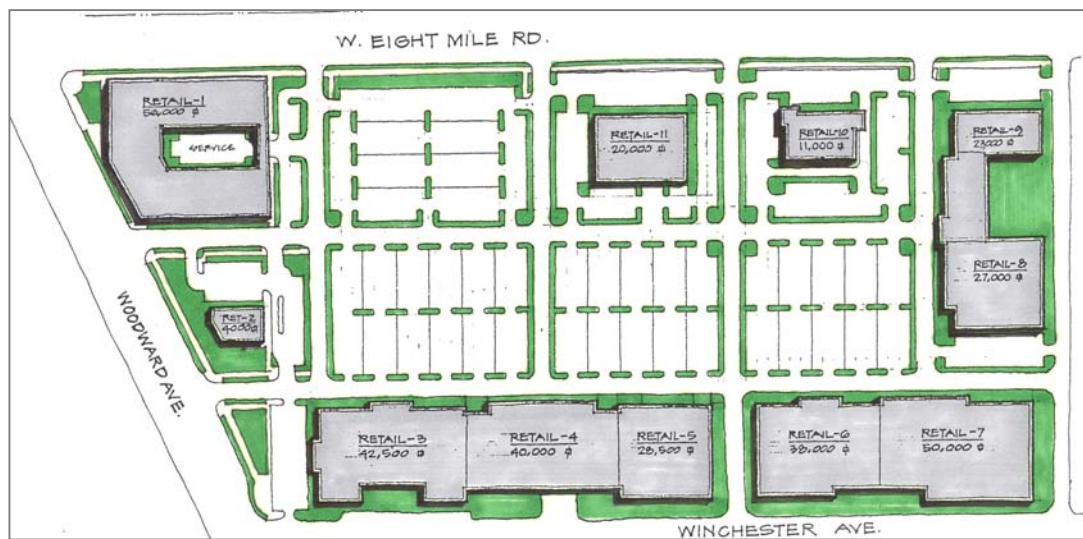
Examples • Recommended



BUILDING SITE RELATIONSHIP; PLACEMENT & ORIENTATION



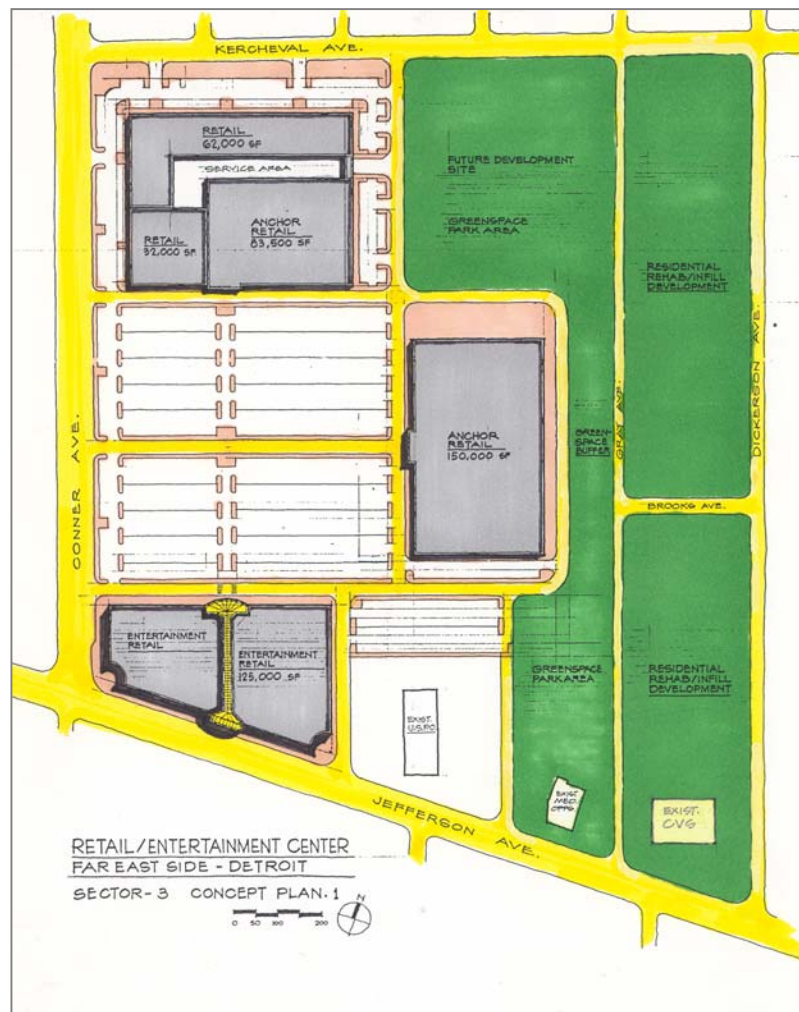
Examples • Recommended



BUILDING SITE RELATIONSHIP; PLACEMENT & ORIENTATION



Examples • Recommended



BUILDING SITE RELATIONSHIP, PLACEMENT & ORIENTATION



Examples • Not Recommended



3

BUILDING FOOTPRINT

Compact urban forms with mixed uses along gateway corridors provide density, maximize utilization of existing buildings and public infrastructure; and create a vibrant urban environment. The opposite is found in the suburb where commercial strips and big boxes spread out along major roads resulting in a sprawl and producing negative environmental impact. Where land is scarce, building upward—with less footprint and multiple floors stacked vertically—is a challenge, but is already taking place along gateway corridors in cities like Chicago, Baltimore and other major cities. Achieving compact urban forms requires development strategies that promote higher densities, infill, rehabilitation and adaptive reuse.

OBJECTIVE

- ❑ To integrate large commercial developments with community's identity, character and scale
- ❑ To limit the sprawling of large one-level commercial buildings such as big-box or superstores
- ❑ To reduce the negative impact, including economic, traffic and loss of open space of large retail development (such as big box retail) on existing small commercial establishment

STANDARDS

1. For commercial development along Gateway Radial Thoroughfares, develop commercial buildings, "big box" retail center development where no one building exceeds a footprint of 75,000 SF

GUIDELINES

1. Create a destination point within commercial sites by breaking up the footprint of a large retail block into multiple buildings (including out-parcels) around an internal circulation branching of the major corridor to form a traditional main street character
2. Provide out-lot or out-parcel buildings along the major or secondary street to provide and maintain a street wall

BUILDING FOOTPRINT



Examples • Recommended



BUILDING FOOTPRINT



Examples • Recommended



BUILDING FOOTPRINT



Examples • Not Recommended

4

PEDESTRIAN & VEHICULAR CIRCULATION

Commercial developments in the urban context require thoughtful design in balancing pedestrian and vehicular circulation around building and site to accommodate both walking and vehicular movement. Allocating safe, ample and attractive walkways from public street sidewalks and adjacent neighborhoods enhances walkability, creates pedestrian-friendly environment and contributes to creating a sense of place.

OBJECTIVE

- ❑ To provide for safe and attractive environment for pedestrian while providing for efficient automobile circulation
- ❑ To reduce the potential conflict between pedestrian and vehicular traffic by delineating pedestrian circulation and activities from auto and delivery truck circulation

STANDARDS

1. Where a building (such as a strip or big box retail) is separated from the public sidewalk by a parking or other vehicular circulation aisle, provide the following:
 - a. at least a (10) ten-foot pedestrian walkway in the front of building
 - b. at least (2) two pedestrian walkways from public sidewalk to the building frontage
2. Where building's main frontage does not abut the lot line and is not separated by a parking or other vehicular circulation aisle, provide public amenities area to link the building to the street with one or more of the following:
 - a. Distinctive open landscaped area with decorative paving
 - b. Open space with special features such as clock or a fountain
 - c. Seating area with decorative paving
3. Develop at least one pedestrian walkway that is directly linked to public sidewalk and is parallel to parking circulation and aisles
4. Provide other pedestrian walkways to make it easier and safer for pedestrian to cross from parking lot areas to buildings, and include treatment such as the following:
 - a. Stop signs
 - b. Textured, colored or pavement markings at all identified pedestrian walkways crossing vehicular access
5. Where building's main frontage does not abut the lot line and is separated by a parking or other vehicular circulation aisle, provide a landscaped area with a low masonry wall

GUIDELINES

1. Provide pedestrian walkways to adjacent residential areas sidewalks
2. Provide a pedestrian walkway from commercial center to the nearest mass transit route, including bus shelters

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PEDESTRIAN & VEHICULAR CIRCULATION



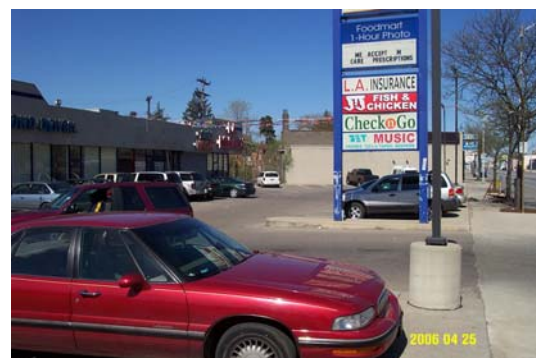
Examples • Recommended



PEDESTRIAN & VEHICULAR CIRCULATION



Examples • Not Recommended



5

FENCING

Fencing around a building or site serves many functions. It can be used to mark a boundary, to provide screening, to control entry and exit to and from a private area or to provide a form of security. Security fencing around a commercial establishment along major corridor and gateway streets may project an image of insecurity and defensiveness toward the pedestrian and negatively impact adjacent properties. This is often based on a perception of vulnerability rather than practical and realistic needs for security.

OBJECTIVE

- To promote the perception of major thoroughfares as safe commercial areas

STANDARDS

1. Use decorative steel or wrought iron fencing. Chain link, barbed wire, blade fencing and aluminum fencing materials are unacceptable
2. Limit the height of fences along the public right-of-way to (6) six feet

GUIDELINES

1. Use continuous low brick screen wall along the perimeter of the parking area(s)
2. Use decorative metal fencing as an inset panel between brick piers at the perimeter of site (area not covered by building). Picket style fencing, outward pointing or curved picket fencing are not recommended
3. Integrate pedestrian light posts within the masonry screen wall to provide lighting for pedestrian areas
4. Where fencing is necessary for security purposes, use decorative style fencing and limit to (6) six-foot high. Also see Guidelines No. 2 above
5. Use high quality materials for fencing, such as steel and wrought iron

FENCING



Examples • Recommended



FENCING



Examples • Recommended



6

CORNER LOT BUILDINGS

A corner lot offers a building visual prominence, visibility and access from two streets. The sides of corner lot buildings are an important part of major corridors and gateway streets. A corner lot building has the potential to maintain the continuity and uniformity of the street appearance on two streets. In this way, it could serve as a street edge or would provide a physical anchor to a series of buildings, or create a gateway to a commercial district. Along with these potential qualities for buildings on corner lots comes the design responsibility to address both streets accordingly.

OBJECTIVE

- ❑ To require design continuity and uniform overall building façade for corner lot buildings
- ❑ To further relate buildings to their context and to the street space; and increase pedestrian linkages between intersecting streets

STANDARDS

1. For the purpose of addressing building sitting and architectural detail elements, treat buildings occupying corner lots as buildings facing two main streets, except when the secondary street is used primarily as local street to residential areas (see standards on Fenestration and Architectural Details)
2. Locate active building entrances on public right-of-way lot line (of major or secondary street), except when the secondary street is used primarily as local street to residential areas
3. Provide a distinctive architectural feature to distinguish the main entrance by incorporating features including but not limited to the following:
 - a. Entrance canopy
 - b. Entrance marquee
 - c. Entrance fixed awning

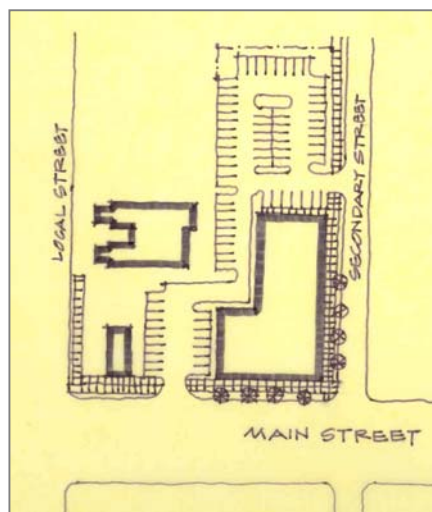
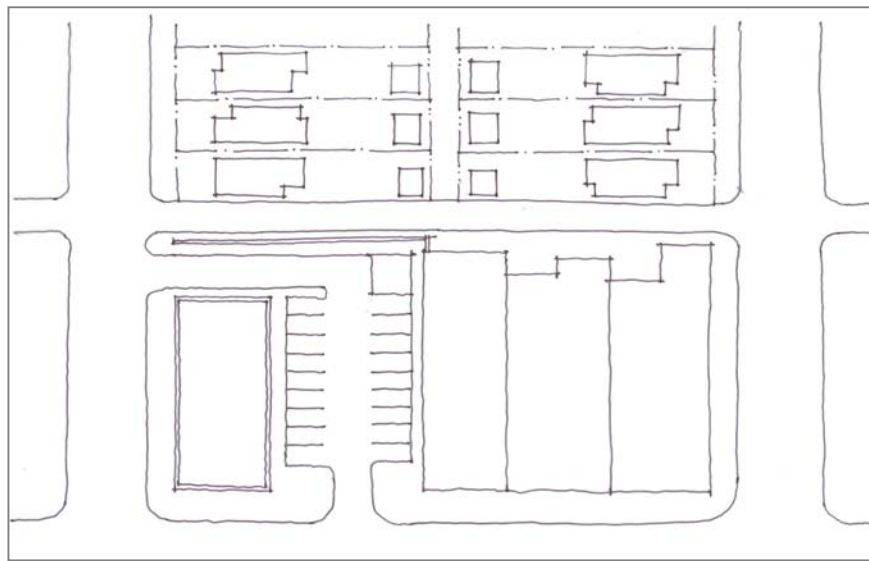
GUIDELINES

1. Treat building façade facing residential street and parking lot with architectural detail and emphasis similar to facades facing major street
2. Treat at least 1/3 of the façade facing public alley closer to a side parking lot or side of alley facing a side street with the same architectural details and emphasis similar to the major façade
3. Where all parking area is located off public alley, treat entire alley façade with similar architectural details and emphasis found in the major façade

CORNER LOT BUILDINGS



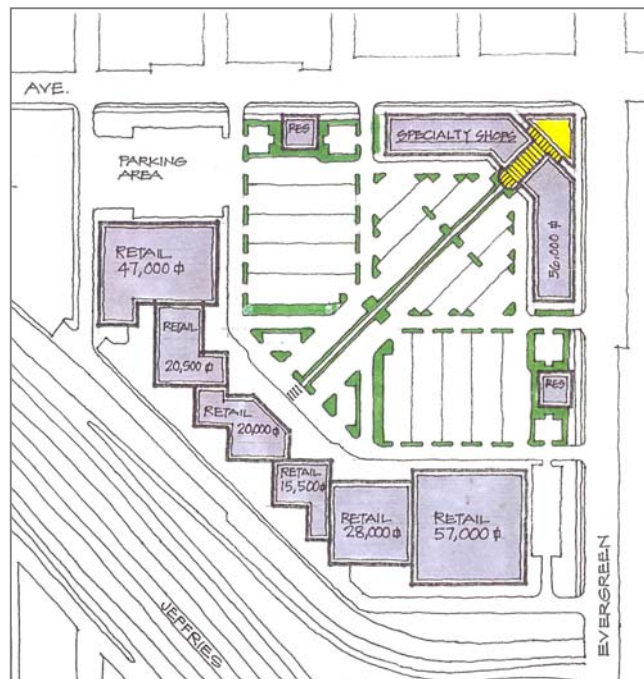
Examples • Recommended



CORNER LOT BUILDINGS



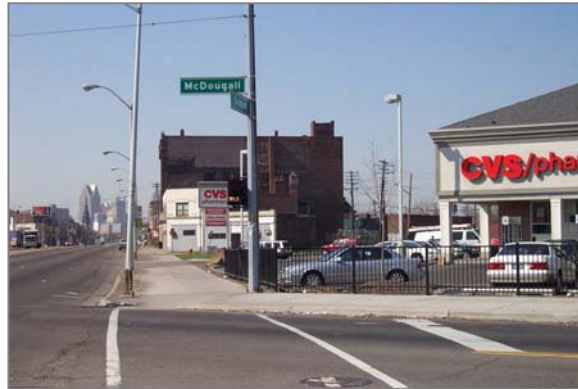
Examples • Recommended



CORNER LOT BUILDINGS



Examples • Not Recommended



The physical qualities of massing, scale and form determine whether or not buildings are sensible to their context and/or proportionate to the street space. For example, building massing and scale that are suitable and appropriate for the human scale have demonstrated physical and spatial qualities that make them pedestrian-friendly and context-sensitive. They are typically built to the lot line and form a continuous building frontage (often with heights of two to three stories in appearance). Their façades are capped with decorative cornices and brackets, and their rooflines and roof shapes are without drastic height variation. Overall, these buildings exhibit proportions, rhythm and details that contribute to the character of the street.

OBJECTIVE

- ❑ To integrate major corridor development, including infill retail and other commercial redevelopment with the prevalent urban character and context

STANDARDS

1. Maintain a minimum height of 20 feet to the lowest roof parapet line
2. Include a combination of character-defining elements to cap a parapet wall of any roof profile as follows:
 - a. Cornice element detail
 - b. Pediment
 - c. Middle cornice
 - d. Brick and stone piers
 - e. Transom windows
 - f. Vertical second story windows
3. Where developing buildings abutting the lot line and higher than 2-story, establish a uniform building base (or a podium) that does not exceed (40) feet, with the taller section set back a minimum of ten (10) feet from the building base height to rise to no more than the height allowable per Article XIII of the Zoning Ordinance

GUIDELINES

1. Use simple massing to define or delineate major building elements such as the building top
2. Create a sense of scale and proportions to the street level façade by using storefront spacing and rhythm that provides for a visually interesting façade
3. Provide a hierarchy of architectural details and character defining features by placing emphasis on the street level

MASSING, SCALE & FORM



Examples • Recommended



MASSING, SCALE & FORM



Examples • Recommended



MASSING, SCALE & FORM



Examples • Not Recommended



8

STYLE

By style, we mean how buildings are “dressed”—as in architectural style. Some buildings may be dressed with classical, modern or assorted motifs and features that convey a dominant architectural style. Other buildings are less dominant, with no specific reference to a particular style. What unify buildings of along major streets and within a site development are their physical qualities rather than their style of architecture. Such physical qualities include building sitting, massing, scale, form, level of details, and other elements that make them context sensitive.

OBJECTIVE

- ❑ To encourage design styles that are dominant, representative and relevant to the community’s architectural history, culture, and regional significance without compromising innovative and contemporary interpretations of these styles

GUIDELINES

1. Incorporate architectural styles that utilize fenestration rhythm pattern, material, color and texture, that is dominant, recognized, and harmonious with the surrounding community. To the maximum extent possible, minimize the following:
 - a. Applied garish and extravagant stylized elements
 - b. Excessive use of decorative features or
 - c. Features that are incompatible to and unrelated to their urban context

STYLE



Examples • Recommended



STYLE



Examples • Not Recommended



9

FENESTRATION & ARCHITECTURAL DETAILS

The placement, pattern, scale, size, and rhythm of window and door openings on building façades, including proportions and details around them make up building fenestration. The disposition and design of window and door openings of traditional buildings help determine their appeal and charm, and distinguish a building façade from a generic, uninteresting appearance. Buildings with poor fenestration appear visually uninteresting and/or boxy. The relationship of window and door openings to the wall surface of the façade contributes to a building's appeal and character. The added architectural details, including materials, trims, bands and cornices bring visual interest to building façades, enhance the “box” and provide a human scaled backdrop to the street space.

OBJECTIVE

- ❑ To require fenestration pattern, surface delineation, texture, material expression and architectural details that relate to the human scale
- ❑ To enhance the experience of the pedestrian and the automobile user through architecture by adding visual interest, community character and details

STANDARDS

1. On street level facades (as measured 13 feet above established grade) of building on public right-of-way lot line (of major or secondary street), provide at least 50% (25% for all other facades) to include window wall design such as storefronts, display windows and entryways with transparency as required under the Transparency element. Include at least three of the following character defining features:
 - a. Architectural/structural bay expression of a vertical relief such as a pier or pilaster spaced at maximum of twenty (25) feet to articulate the appearance of individual stores with display and transom windows
 - b. Awning or canopy over individual storefront openings
 - c. Horizontal area for signage band directly above the storefront opening and between the piers or pilaster windows and between floors in multi-story building
 - d. Base panel no higher than 36 inches below the display windows on the street level façade
2. Develop a horizontal middle band such as a middle cornice or a reveal or relief in building material to express a line separating street level façade from upper story windows and between floors in multi-story building

GUIDELINES

1. Enhance building facades by adding a storefront appearance to building sides that face public right-of-way (of major or secondary street)
2. Improve the appearance of blank walls with architectural details and simulated fenestration rhythm and pattern to emulate the building's main facade
3. Organize non-architectural building elements such as mechanical louver and ventilation grilles to fit within the building design

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FENESTRATION & ARCHITECTURAL DETAILS



Examples • Recommended





FENESTRATION & ARCHITECTURAL DETAILS



Examples • Recommended



FENESTRATION & ARCHITECTURAL DETAILS



Examples • Not Recommended



10 TRANSPARENCY

Transparency is how much we can see through a glass window in a building or storefront. A transparent glass, also called clear glass, allows more daylight in than a tinted or reflective one. Transparency adds liveliness to the street space. It helps a building tenant see outside and be seen from the outside; and allows products and service activities to be displayed as part of attracting customers. The more transparent, clear and unobstructed the glass is, the more visual connection we perceive between the inside and the outside.

And while transparent glass may increase heat build-up to interior space in summer days, there are ways to reduce this by providing shading elements that are compatible and appropriate to Gateway Corridors such as awnings, sun screening or by using energy efficient glass that has maximum transparency.

OBJECTIVE

- ❑ To promote visibility and transparency where applicable between interior and the outside
- ❑ To visually link and enliven the street with the commercial activities of interior spaces and to require attractive window systems

STANDARDS

1. Maximize views of interior commercial activities by using clear glass in window wall (per section Fenestration & Architectural Details) as follows:
 - a. Visible transmittance rating of .70 minimum for windows in areas that are shaded by awnings, canopies, sunscreens, overhangs, fins, trees or other exterior building elements or obstructions
 - b. Visible transmittance rating of .60 minimum for windows in areas that are not shaded by awnings, canopies, sunscreens, overhangs, trees or other exterior building elements, use either blue or green tinted glass with maximum transparency
2. Provide a minimum of 80% of the window wall design along public streets as visually unobstructed from signs, advertisements, window screens, security grilles, blinds and covering. Display of merchandise items is exempt

GUIDELINES

1. Use clear or spectrally selective glazing such as (Low-E) glass or with selective coatings of blue or green tint to maximize transparency
2. Minimize the use of spandrel or opaque glass (common in curtain wall systems) when screening structural elements of the building or mechanical systems on building façades exposed to public view
3. Subdivide large areas of glazing with frames and mullions to complement and express the architecture of the building

TRANSPARENCY



Examples • Recommended



TRANSPARENCY



Examples • Not Recommended



A building entrance serves both the building tenants and customers. In addition to its functionality, it can add to the friendly quality of the building and enlivens its context, especially when located directly from the public sidewalk. A city block with buildings that have entrances directly accessible from the public sidewalk encourages walkability; and increases the possibilities for pedestrian movement and activities, including shopping and social interactions.

OBJECTIVE

- ❑ To enliven the public sidewalks by increasing the accessibility and visibility of building activities to the public
- ❑ To create identifiable building entry to users through architectural features

STANDARD

1. For buildings required to be located on the lot line, locate entrances, lobbies and vestibules directly from public sidewalk of major and secondary streets. Note: Recess entrance so door does not encroach onto the right-of-way
2. Distinguish entrances, lobbies and uses that are open to the public by a combination of the following:
 - a. Delineating changes in plane,
 - b. Emphasizing level of architectural details,
 - c. Differentiation in material, color or enhanced lighting
3. Develop entry doors as part of the storefront design
4. Locate entrances with solid panel doors used exclusively for utility or mechanical rooms, so not to abut on public sidewalk of a major or secondary street

ENTRYWAYS



Examples • Recommended



ENTRYWAYS



Examples • Recommended



ENTRYWAYS



Examples • Not Recommended



12 MATERIALS

Building façade materials are essential elements that tie the building to its surroundings and visually impact the surrounding environment. In addition to other design features, traditional façade materials allow buildings to appear suitable and harmonious to their context while other materials appear distracting and inappropriate. For example, in traditional urban context, a façade clad in natural materials like brick or stone (including man-made stone) make them more compatible with their surrounding than a façade clad with metal siding.

OBJECTIVE

- To reinforce durable, traditional and high quality building materials consistent with the urban context

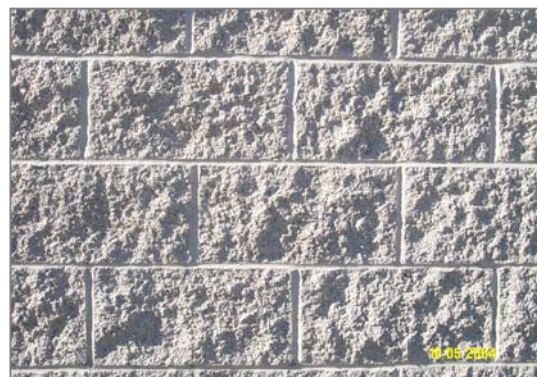
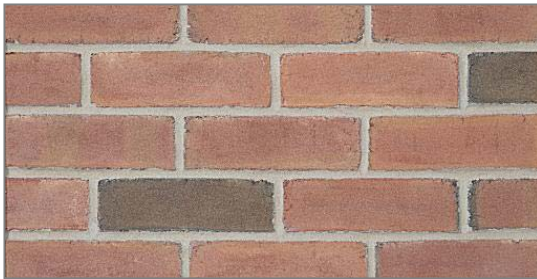
STANDARDS

1. In all facades of buildings facing public right-of-way (major or secondary street) or in main building frontage, provide exterior clad material as follows:
 - a. Masonry material of brick, natural or man-made stone in at least 50% of the building façade (Note: calculate the façade area excluding openings of window and door)
 - b. For accent material, use fine textured concrete masonry unit wall, exterior insulation finish system (EIFS), architectural metals such as stainless steel, copper, clear or color anodized aluminum; other pre-finished metal, or finished or painted exterior grade wood
2. Concrete walls either painted or unfinished are unacceptable exterior clad material for facades facing major or secondary street, in facades of building frontage facing a parking lot or facing intersecting secondary street

MATERIALS



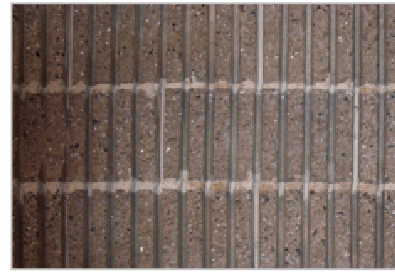
Examples • Recommended



MATERIALS



Examples • Not Recommended



13 COLOR & FINISH

Color evokes varied responses from people. It enhances the collective image of the district. Colors that reflect tasteful and responsible artistic expressions are contextual. Finish refers to how smooth or rough a surface is or how the texture of a certain material feels to the touch. Finish may also refer to the sheen of certain materials. For example, some concrete blocks have rough texture while brick generally has a smoother surface. Aside from texture, a material can have matte or glossy finish.

OBJECTIVE

- ❑ To reinforce traditional color palettes and analogous colors of permanent building materials
- ❑ To establish positive district character by achieving continuity and coordination in colors and finishes

STANDARDS

1. For existing buildings, use the following:
 - a. Masonry cleaning and restoration techniques pursuant to the Secretary of the Interior's Standards for Rehabilitation Guidelines (Visit www.ci.detroit.mi.us/historic)
 - b. Maintenance procedures to protect exterior surfaces and maintain existing building materials with appropriate cleaning procedures
 - c. Paint or protect all exterior surfaces with an approved coating. Painting of brick, stone or terra cotta surface is unacceptable.
 - d. Repaint brick surface only if the brick surface was originally painted before the adoption of these standards
2. When using materials such as architectural pre-cast concrete, textured block or stucco for exterior cladding, use fine and smooth textured surfaces

GUIDELINES

1. Use coordinated and subdued colors such as earth tone colors. Extremely bright colors are not recommended
2. Use a color scheme that limits the number of colors to two--a major and coordinating secondary color for trims and accents
3. Allow the natural color of materials such as stone or brick to dominate the majority of façade surface as its base color
4. Use trim and accent secondary colors for elements such as pilasters, horizontal bands, cornices and window frames to complement the shade of the base color
5. Use matte finishes when a painted surface is required. Painting porcelain metal panel or glazed masonry is not recommended

COLOR & FINISH



Examples • Recommended



COLOR & FINISH



Examples • Not Recommended



14 AWNINGS & CANOPIES

Awnings, canopies and marquees serve many functions, and enhance building façades and sidewalks. They provide store entrances and sidewalks with a sun screening element, and a shelter from the rain. They unify the building appearance, articulate the storefront and entryways, and provide a surface to place a business name. Careful design including selection of shapes, forms, and integration with the building façade design are important considerations to prevent clutter and façade distractions.

OBJECTIVE

- ❑ To improve the visual qualities of major thoroughfare's commercial frontage
- ❑ To contribute to district identity and visual continuity of commercial frontage

STANDARDS

1. Locate awnings and canopies and their supporting structure at a minimum of (8) feet, (6) inches above public sidewalk the sidewalk
2. Project awnings and canopies not more than one half the width of the sidewalk nor more than 10 feet, six inches
3. Provide awning and canopy material such as metal, glass or fabric reinforced vinyl. With vinyl awning, provide a non-glare vinyl of a minimum of 20 oz. per square yard and with a minimum 5-year manufacturer warranty
4. Limit signage on awning to the valance area (front fascia of the awning not the slope part). Include business name, address, logo or business "slogan" and not to exceed 40% of the valance surface area. Product advertising is unacceptable
5. Limit the signage area of awning and canopies to that allowed per Chapter 3, Article VII of the City Code and its latest amendment as applicable
6. Use external lighting to illuminate awnings. Internally illuminated awnings are unacceptable
7. Use awning to define individual storefront openings. Continuous awnings along blank walls are unacceptable

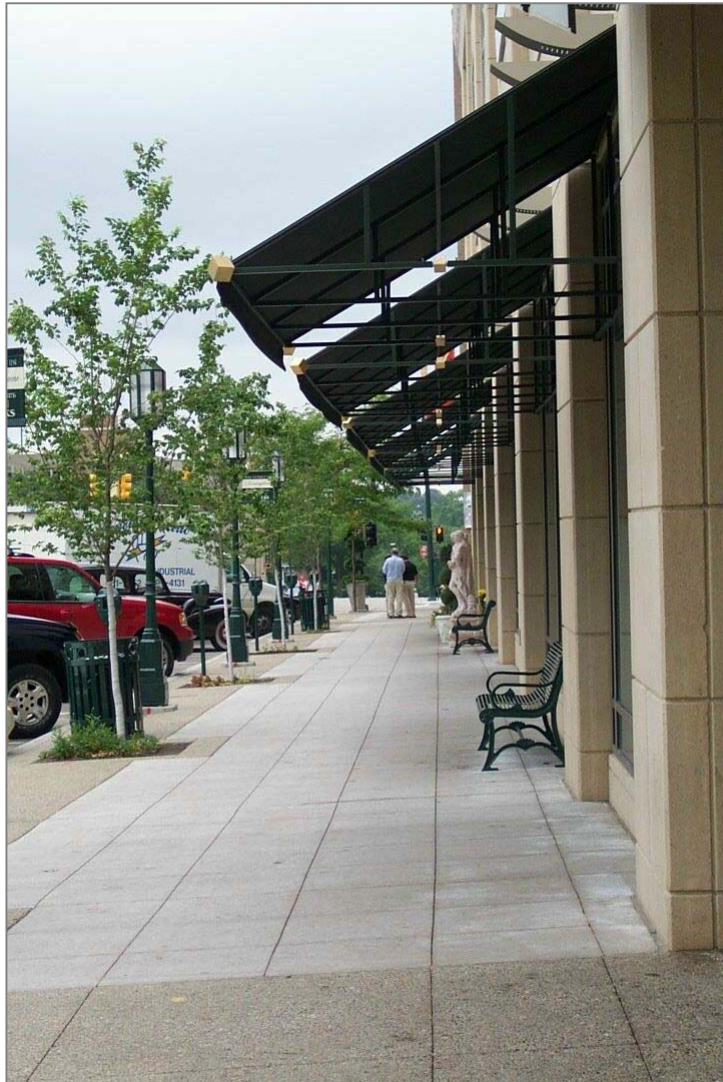
GUIDELINES

1. Design awnings and canopies so not to conceal building features such as pilasters or windows
2. Use color schemes to coordinate with building façade colors. Shiny, glittering colors or stripping are not recommended
3. Use simple and triangular shape awnings with valance face not to exceed ten (10) inches

AWNINGS & CANOPIES



Examples • Recommended



AWNINGS & CANOPIES



Examples • Recommended



AWNINGS & CANOPIES



Examples • Not Recommended



15 LIGHTING

Lighting serves a variety of purposes. Lighting fixture selection involves both the science of engineering and the flare of artistic expression. Light fixtures are designed for specific purposes; they have varied intensity levels, coverage areas and cast different illumination colors. Lighting is essential for the functioning and security of a building and its site. It is used to illuminate the building interior and exterior, including parking areas, signs, sidewalks, and streets. In addition to providing illumination, light fixtures can be decorative when placed on a building façade or used to illuminate a landmark or a significant building, or to draw attention to special building features and details such as cornices or pilasters.

OBJECTIVE

- To improve the character and safety of the commercial thoroughfares

STANDARDS

1. Use decorative light fixtures such as wall sconces (i.e. historic fixtures) to enhance building façade. Floodlighting should only be used to enhance civic, institutional or historic buildings
2. Locate, aim and shield lighting fixtures so that they do not produce light spill, glare and distracting reflections
3. Neon and flashing strobe lights are unacceptable
4. For off-street parking area required lighting level, refer to Article XIV General Development Standards, Lighting Section 61-14-156

GUIDELINES

1. For buildings, use wall mounted decorative lighting fixtures such as wall sconces to illuminate building piers or highlight building cornice above. The use of industrial “wallpack” light fixtures is not recommended
2. Use goose neck type or other extended arm light fixtures to externally illuminate façade signs or sign bands above transom windows
3. Use decorative or historic light fixture poles to illuminate parking lots
4. Incorporate display window lighting to illuminate storefronts
5. Use coordinated lighting design to illuminate architectural features, entries, sidewalks, parking area, signage and alleys
6. Use halo illumination around dimensional letters as a source of illumination in lieu of individually lit dimensional or channel letters

LIGHTING



Examples • Recommended



LIGHTING



Examples • Not Recommended



Balancing security for businesses and attractive storefronts along major streets is a challenge. Storeowners and tenants need reasonable protection from vandalism or burglary, especially after hours. This concern often necessitates the use of security roll-down doors or grilles. Such security measures, if not integrated within the storefront design, diminish the aesthetics of a building façade and project a negative image about the surrounding area.

OBJECTIVE

- ❑ To promote the perception of major commercial corridors as safe commercial areas
- ❑ To deter crime but foster pride and positive perception about major commercial corridors by relying on discrete security measures such as security glass, alarms, lighting and police notification systems

STANDARDS

1. For new construction, design the security roll-down grille so it is built-in on the interior side of the window system
2. For retrofit projects, and when item No. 1 above is not feasible, locate the roll-down grille box on the exterior above the display windows as inconspicuously as possible as follows:
 - a. Incorporate a grille box to fit neatly above the window or transom of a window
 - b. Conceal box with an awning and paint to match building wall
3. Provide at least 30% of the roll-down grille as decorative open-slat type

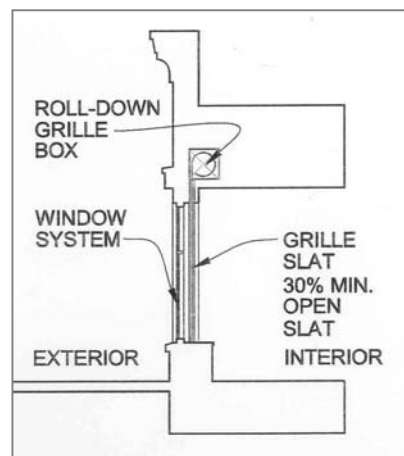
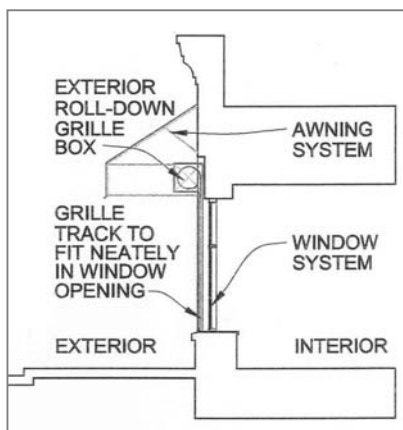
GUIDELINES

1. Use roll-down grille type in lieu of roll-down door
2. Locate the horizontal and vertical grille track to fit within the storefront opening and without protruding beyond the surface of the wall

SECURITY ROLL-DOWN DOORS & GRILLES



Examples • Recommended



SECURITY ROLL-DOWN DOORS & GRILLES



Examples • Not Recommended



UTILITIES, SERVICE AREAS AND MECHANICAL EQUIPMENT

Mechanical equipment is necessary to the functioning of a building. It provides heating, ventilation and air conditioning for building interiors and is often located on the roof or to the sides or rear of the building. Mechanical equipment can be very unsightly if visible from the street level or from adjacent buildings with views from higher floor levels that overlook the roof. It can negatively impact the appearance of building façades and may produce noticeable noise if not properly located and screened from public view.

OBJECTIVE

- ❑ To screen mechanical equipment from public view
- ❑ To reduce bulk, visual clutter and noise impact of roof-top mechanical equipment
- ❑ To enhance the overall appearance of building and its relationship to the skyline

STANDARDS

1. Use building parapet height (on all sides visible to public view) to screen roof-mounted mechanical equipment for up to six (6) feet in height; or provide an independent screen wall with height that matches the mechanical equipment that need to be screened
2. Mansard roof profile is unacceptable for screening roof top equipment

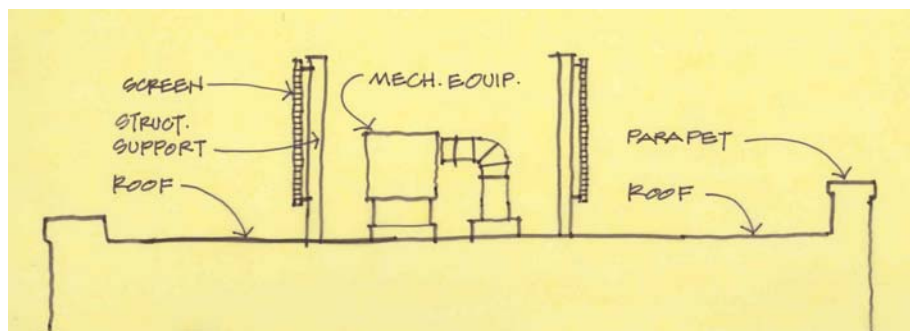
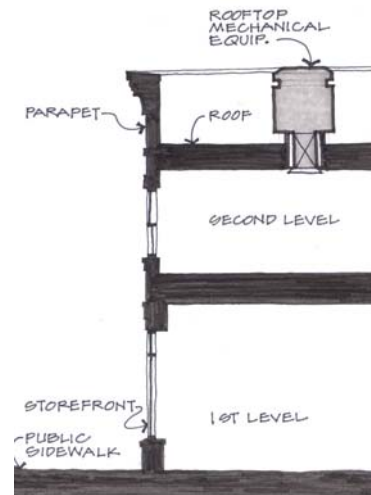
GUIDELINES

1. If the rooftop equipment exceeds (6) six feet in height, provide a metal screen wall with a height to screen or enclose the rooftop equipment. Paint screen wall to match or to be suitable with building color

UTILITIES, SERVICE AREAS & MECHANICAL EQUIPMENT



Examples • Recommended



UTILITIES SERVICE AREAS & MECAHNICAL EQUIPMENT



Examples • Not Recommended



ARCHITECTURALLY & HISTORICALLY SIGNIFICANT BUILDINGS; RENOVATION, ADDITION AND MAINTENANCE OF EXISTING BUILDINGS

There is a rich stock of architecturally and historically significant commercial buildings on Detroit's main streets. These buildings may fill entire city blocks forming a continuous street wall that encloses and decorates the street space with their architectural details, high quality materials and display windows. Their positive physical qualities and their potential economic return for the neighborhoods they serve are among the many rationales for the overlay designation. It is these physical qualities that should be preserved and maintained. For that reason, new developments and additions near these important buildings should address and respect the urban, physical and spatial qualities created by these buildings.

OBJECTIVE

- ❑ To preserve architecturally, historically significant and structurally sound buildings along Major Corridor & Gateway Thoroughfare Overlay Areas
- ❑ To maintain the architectural character and integrity of existing well-designed buildings along Major Corridor & Gateway Thoroughfare Overlay Areas

STANDARDS

1. Where a structure is either nationally, state or locally registered as a historically significant building or district or has been recommended by a district to be included in the national, state or local registry, rehabilitate, repair and maintain per the Secretary of the Interior's Standards for Rehabilitation guidelines
2. Use cleaning and restoration techniques that are acceptable by the Detroit Historic Commission to reveal the natural color and finish of masonry materials. Painting brick or stone material is unacceptable

GUIDELINES

1. Where necessary, replace traditional building elements such as original window framing, doors and windows, hardware, transom or base panel item or building wall material such as brick, stone or metal, and substitute with the same architectural and material quality and craftsmanship. If not possible, replace with a style-neutral replacement item and better material quality, but compatible with the architecture and character of the building and district
2. Maintain in good repair the exterior of all major and accessory commercial structures; and use good maintenance procedures to protect all exterior surfaces by painting or other protective coating or materials

ARCHITECTURALLY & HISTORICALLY SIGNIFICANT BUILDINGS; RENOVATION, ADDITION & MAINTENANCE OF EXISTING BUILDING



Examples • Recommended



**ARCHITECTURALLY & HISTORICALLY SIGNIFICANT
BUILDINGS; RENOVATION, ADDITION &
MAINTENANCE OF EXISTING BUILDING**



Examples • Not Recommended



Vacant structures and vacant lots are present physical realities that traditional main streets must address. Many such places along Detroit's main streets are ripe for attention. While not all vacant structures have architectural or historical significance, all are integral components of the street-wall fabric, and often have great potential for their districts.

Vacant lots are parcels without a structure on them but are important because they occupy space along traditional main streets. Whether these parcels are awaiting sale or development, they must be appropriately maintained in good standing to prevent any negative visual impact on the adjacent properties.

OBJECTIVE

- ❑ To transform vacant structures and vacant lots into an economic asset
- ❑ To improve the physical condition of vacant structures and vacant lots while they are unoccupied and inactive

STANDARDS

1. Consult with Planning & Development Department (P&DD) and Building & Safety Engineering Department (B&SE) regarding demolition application for existing structures in the Major Corridor Overlay Area

GUIDELINES

1. Improve the physical condition of vacant structures with routine clean-ups and maintenance
2. If applicable and where permitted, cover vacant building openings such as windows or doors with artwork, graphic or architectural design work
3. Consider interim and temporary uses such as art galleries, exhibit spaces, mini-police stations or offices for non-profit organizations

VACANT STRUCTURES



Examples • Recommended



VACANT STRUCTURES



Examples • Not Recommended



20 SURFACE PARKING

Parking lots have proliferated every part of the city, and traditional main streets have their share. Parking lots consume vital land, separate buildings from public sidewalks, break up continuity of the street wall and can be visually invasive if not screened and landscaped appropriately. Buildings with parking situated on their frontage give cars preferential treatment by providing parking spots close to the building, better circulation and easy access directly to their lot, rendering those buildings and sidewalks unfriendly to the pedestrian experience. This is a quality typically associated with suburban strip retail developments where the built-environment--building sitting, setback, and site egress and ingress points--is designed to primarily accommodate automobile traffic and its convenience. Consideration for physical qualities like appropriate building sitting, building site relationship, landscaping and screening elements not only reduces the negative visual impact of parking lots, but also improves the walkability, livability and safety of the main streets.

OBJECTIVE

- ❑ To line streets with buildings and/or other architectural site features to maintain a continuous street wall
- ❑ To promote an urban style of shopping and dining experience where buildings line Gateway corridors

STANDARDS

1. Refer to Off Street Parking, Loading & Access, Zoning Ordinance, Article XIV, Division 1
2. Locate no more than 60% of the required off-street parking areas to the front of the building
3. Locate parking areas of corner lot sites away from the corner
4. Protect the screen wall with a raised concrete curb, wheel stop or concrete filled 30 inch high steel bollards spaced at the center of stall
5. Protect the screen wall at the parking entry and exit points with (2) 30 inch high steel bollards located on either side of the wall
6. Provide average maintained foot-candle as required by General Development Standards Section 61-14-156 and Section 61-14-273 (3) of the Zoning Ordinance Article XIV, Division 3, Subdivision II
7. Maintain light fixtures in good operating condition and with the required light levels to provide illumination from dusk to midnight or (2) hours after the end of business hours (whichever last for longer hours)
8. Locate, aim and shield lighting fixtures, so that they do not produce light spill into the night sky

GUIDELINES

1. Design parking aisles to minimize conflict with pedestrian traffic at sidewalks and from public sidewalks connection to the retail parking area
2. Integrate pedestrian lighting fixtures on the perimeter of site and within parking area
3. Provide a clearly delineated pedestrian circulation pattern including accesses, service drives, fire-lanes and parking isles
4. Develop parking lot design that encourages shared driveway access to adjacent parking lots and minimizes curb cut locations leading to multiple rear parking lots
5. Designate an area for bicycle racks for bicycle parking

DRAFT

SURFACE PARKING



Examples • Recommended



SURFACE PARKING



Examples • Not Recommended



Parking structures do what parking lots cannot do; they accommodate more cars in stacked floors. They also consume land, interrupt the street wall and create a deadening effect on the street life if not integrated with other land uses such as street level retail, residential and commercial activities. Parking structures can also be visually overpowering if not well designed and incorporated with urban character and their district. Like parking lots, parking structure economics and design give cars the preferential treatment of better circulation, easy access and exits. This prerequisite often produces unattractive parking structures, with a structural ramp facing the public view without any masking façade. Consideration and attention to incorporating a mix of uses and façade details make a positive visual impact on the surrounding urban fabric and community.

OBJECTIVE

- ❑ To promote integrating parking structures in mixed use development that include commercial and residential uses
- ❑ To enliven parking structures with active uses and to architecturally integrate them with their urban context

STANDARDS

1. Provide at least ten (10) foot setback from lot lines for parking structures or accessory-parking structure where no ground commercial space is incorporated. Within this setback, provide landscaping and/or distinctive streetscape treatment per section Streetscape & Open Space
2. Develop parking structure façade with architectural design similar to the primary building incorporating one or more of the following details:
 - a. Canopies, awnings and overhangs
 - b. Cornice treatment
 - c. Higher than wide window openings
3. Design parking structure façade so no ramp structure or sloping deck is expressed on building façades facing public streets
4. Adhere to the Building Design section for standards on materials, color, and signage

GUIDELINES

1. Enliven parking structures with mixed uses that attract pedestrians such as retail and dining on the street level and residential above parking levels
2. Utilize roof top of parking structures by incorporating recreational uses such as fitness center's running tracks
3. Reduce the "urban heat effect" by including green roof design parking structure top
4. Blend parking structures with the other commercial buildings by using architectural elements such as:
 - a. Multiple punched-in window openings between structural columns
 - b. Horizontal trims such as bands and cornices
 - c. Vertical pilasters between structural columns
 - d. Stone or marble trims and details at the street level
5. Use architectural or decorative grille for openings. Steel mesh is not recommended
6. Dedicate corners of parking structures at street level for a pedestrian related activities such as:
 - e. an entrance lobby or vestibule for a retail store, commercial or residential space above or for a restaurant or an entertainment venue
 - f. an outside seating area associated with a restaurant or an entertainment venue
7. Use clear glass for all glazing facing on lot lines to promote transparency

PARKING STRUCTURE



Examples • Recommended



PARKING STRUCTURES



Examples • Not Recommended



Signage and communication elements are those elements that are placed on the site, on the exterior building façade, or on the rooftop. These include signs with a business name, address or logo, business or product advertising, flagpoles, antennas, satellite dishes and cellular panels. These are necessary but often-unattractive components of business operations. The goal of this section is the reduction of visual clutter in the built environment, while allowing for reasonable signage visibility and responsible placement of necessary communication elements.

OBJECTIVE

- ❑ To reach a visual balance between the objective of businesses--to draw pedestrian and vehicular attention--and the goal of creating an attractive commercial district free of visual clutter
- ❑ To create an attractive district free from the visual clutter that can result from the random placement of satellite dishes, antennas and other telecommunication elements on sites and buildings

STANDARDS

1. Submit an overall plan for all anticipated signage on the building with drawings showing dimensions, details, material and relevant information
2. With internally illuminated channel letters, limit raceways depth behind letters to (5) inches (2 inches when using LED type). Provide UL approved lighting system
3. Locate signage above the storefront opening so that it does not conceal architectural details and features such as storefront pilasters or transom windows
4. Provide professionally made signage, including design, material, painting and construction
5. Use signage materials such as aluminum, stainless steel, brass, copper or bronze or durable non-glare acrylic or plastic
6. Use materials with approved sign manufacturer's finishes
7. For signs not mounted on buildings, use a ground or monument sign not exceed (6) six-foot in height including its base above grade
8. For pylon signs, limit height to maximum of (12) twelve-foot in height including its base and post. Limit post width to 12 inch face
9. Locate ground or pylon sign a minimum of (5) five feet away from property line
10. Notwithstanding the provisions of the City Code, Chapter 3, Article VI, limit each ground or pylon sign area to (30) thirty square foot per one side
11. Refer to Section 61-12-291 through 61-12-321 of the Zoning Ordinance for regulations

12. For signage placed on canopies, place sign at least twelve (12) inches away from the canopy edge
13. Refer to Section 61-12-291 through 61-12-321 of the Zoning Ordinance for regulations for cellular antenna

GUIDELINES

1. Design signage and its lighting to architecturally fit within the overall site, context and building design, including the storefront
2. Use external or halo lighting to illuminate building/and or storefront signage
3. With internally illuminated channel letters, use LED type lighting source in lieu of fluorescent or neon tube lighting
4. Use cast or fabricated metal dimensional graphics—letters and logos—in lieu of plastic or vinyl dimensional graphics
5. Use minimum of ½ deep metal dimensional graphics—letters and logos
6. Locate satellite dishes and antennas in the rear roof space and away from public view

SIGNAGE & COMMUNICATION ELEMENTS



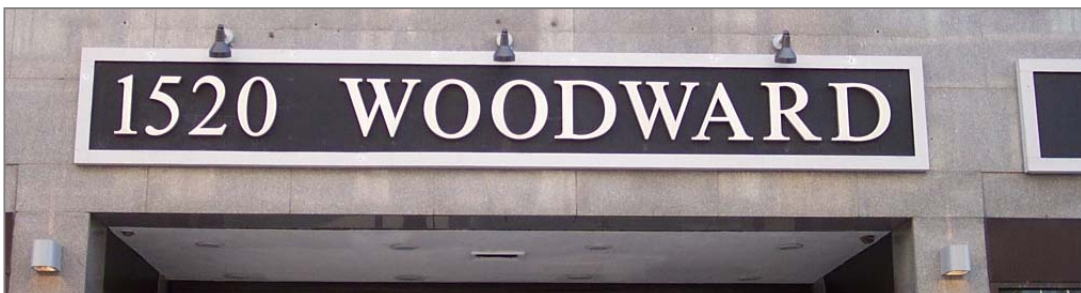
Examples • Recommended



SIGNAGE & COMMUNICATION ELEMENTS



Examples • Recommended



SIGNAGE & COMMUNICATION ELEMENTS



Examples • Not Recommended



SIGNAGE & COMMUNICATION ELEMENTS



Examples • Not Recommended



SIGNAGE & COMMUNICATION ELEMENTS



Examples • Not Recommended



Landscape gives a lasting and often permanent impression of the quality of development. Landscaping provides visual appeal and environmental comfort. It improves both the appearance and value of property and instills confidence and pride in the neighborhoods. Trees, if appropriately located, provide necessary shade and windbreak, and help create an attractive, pedestrian-friendly built environment. Landscape design involves a variety of elements that include both soft and hard surfaces, water, screening, fencing and lighting. Soft surfaces refer to live planting including trees, shrubs, grass and ground cover. Hard surfaces refer to non-live elements such as paved areas, stone, screening and edges.

OBJECTIVE

- To promote attractive settings that provide comfort and livability

STANDARDS

1. For required landscaping, refer to Section 61-14-191 through Section 61-14-250

GUIDELINES

1. Create landscape design that is integral with the overall appearance and function of the development
2. Incorporate landscaping with architectural features to screen loading and trash areas, meters and other unattractive views
3. Integrate special landscape features, such as a seating area or a fountain to complement the development
4. Maintain plant materials to preserve the quality of landscaping along public right-of-way
5. Provide mechanical irrigation system to ensure landscaping maintenance
6. Using mature trees and other plant materials to provide an immediate visual impact in the quality of development and on the surrounding area
7. Use architectural landscape lighting to heighten the effect of right-of-way trees and other special landscape features
8. Provide planting, trees and shrubs to soften hard surfaces of pavement and building façades and to link the development to the existing network of streets and adjacent developments
9. Coordinate planting materials with building façade design and commercial signage
10. Screen the back of commercial uses with planting materials and/or other landscaping buffer
11. Protect edges of landscape areas from vehicle aisles, parking and circulation areas by raised curbs or other hard surface treatment

LANDSCAPE DESIGN



Examples • Recommended



The public realm is the primary reason for all urban design efforts in any area of the city. It is in the public realm that both public and private developments can make civic-minded gestures in the form of physical improvements. Pedestrian comfort, street design, visual accesses to views and vistas, parks and open spaces, street accessibility and safety, and streetscape enhancement determine the perceptions of a street space. Streetscape refers to the physical and visual qualities of street space. Street furnishings such as streetlights, benches, trees, tree wells, pavements, wastebaskets, newspaper boxes, banners, way-finding signage, bus shelters and kiosks provide physical amenities to the street space. Visual qualities such view corridors, scenic landmarks and gateways are visual amenities of streets' space that enhance the viewer's experience of the built environment.

OBJECTIVE

- ❑ To create attractive, pleasant, safe and efficient commercial street space that accommodate pedestrians, automobiles public transit and still provides a sense of community space

GUIDELINES

1. Coordinate right-of-way improvements such as those listed in No. 2 below with the Department of Public Works (DPW)
2. Where applicable and appropriate, create a sense of distinctive commercial district by incorporating a palette of coordinated streetscape furnishing elements including but not limited to the following:
 - a. Appropriate street trees, planting beds and hanging planters
 - b. Distinctive pavement material, pattern and texture
 - c. Benches, wastebaskets, bike racks, news racks, pedestrian light poles and clocks
 - d. Coordinated tree well grating and seasonal tree lighting
 - e. Directional information such as information kiosk and wayfinding elements
 - f. Street pavement crossing marking with color and textures using wide stripping
 - g. Bus stops and other transit shelters
3. When possible, link open spaces to complement the public realm in terms of physical qualities, amenities and connectivity to serve the pedestrian environment
4. Enhance the overall network of open spaces within the neighborhood district
5. Delegate median space and other suitable rights-of-way to future mass transit easements
6. Promote street designs that support and coordinate multi-modal transportation of mass transit, bicycles, carpooling and pedestrian
7. Improve the surroundings of bus shelters and bus stops through landscaping, beautifications and maintenance

8. Encourage the planning, design and implementation of a bike lane into selected thoroughfares
9. Locate utilities and communication lines underground to reduce visual clutter along gateway corridors
10. Develop an information wayfinding system for motorists and pedestrian, including mass transit users without cluttering the sidewalk and the road median
11. Use less obtrusive and low profile information wayfinding systems that visually complement the street space rather than distract from it
12. Provide low landscaping treatment (at ground level) to screen the base of existing major overhead communication and utility lines such as those located within the median of Eight Mile Road
13. Where possible and practical within the road median, use landscape design including to provide a green and continuous edge to provide a unifying corridor treatment
14. Use a continuous green space buffer or a strip along the road sidewalk and using streetscape elements from Guideline No. 2 above to provide a unifying treatment for the corridor

STREETSCAPE & OPEN SPACE



Examples • Recommended



STREETSCAPE & OPEN SPACE



Examples • Recommended



STREETSCAPE & OPEN SPACE



Examples • Recommended



STREETSCAPE & OPEN SPACE



Examples • Not Recommended



Sustainability is generally defined as using the current natural resources of the earth without jeopardizing the availability of these natural resources for future generations. When we build, we use construction materials that consume energy and in the process of their production may pollute the environment--air, water and soil.

When we build on land we impact it. Some impacts of development are more severe than others. For example, paving land may alter the natural properties of the soil, creating water runoffs and soil erosion. Low impact development (LID) alternatives such as storm water management and other site planning techniques mitigate the negative impact on the environment. Green building design such as incorporating green roofs, recyclable building materials, passive solar and wind systems is also a measure to reduce environmental degradation and halt the depletion of natural resources for a sustainable built-environment.

OBJECTIVE

- To promote energy and resource conservation in site development and building design

GUIDELINES

1. Incorporate low impact development (LID) alternatives such as storm water retention and management to reduce water runoff and pollution of rivers and waterways by incorporating site planning strategies including but not limited to the following:
 - a. Opt for higher density and mixed-use developments near mass transit routes
 - b. Reduce area of impervious surfaces such as parking lots and other paved areas
 - c. Retain and treat site water runoffs either on-site or at a remote location for reuse
 - d. Develop green roofs on top of building to reduce run off and reduce urban heat island effect
 - e. Reduce the environmental impact of new construction by using construction materials, systems and methods that promote the conservation of natural resources
2. Utilize native planting, trees and shrubs to soften hard surfaces of pavement and to link the development to the existing green spaces and greenway network
3. Incorporate and use efficient mechanical and lighting systems such as high efficiency mechanical equipment and efficient light sources
4. Promote alternative energy sources such as geothermal systems (ground heat source) and passive solar techniques for heating ventilation and air conditioning (HVAC) to coordinate with and complement conventional HVAC mechanical systems and save energy
5. Use "green" construction materials, products and systems (in their final form and in the process of their production) that are safe for the environment

6. Utilize roof top of parking structures by incorporating recreational uses such as fitness center's running tracks
7. Reduce the "urban heat effect" by including green roof design parking structure top
8. Develop energy efficient building envelopes that utilize building orientation to natural light and ventilation
9. Use the life-cycle analysis to determine the best building system for the project
10. Develop green buildings by adopting the criteria of the Leadership in Energy and Environmental Design (LEED) "Green Building Rating System Criteria", and Federal Guide for Green Construction Specifications (U.S. Green Building Council: www.usgbc.org)

DRAFT

SUSTAINABLE & GREEN BUILDING DESIGN



Examples • Recommended



SUSTAINABLE & GREEN BUILDING DESIGN



Examples • Not Recommended



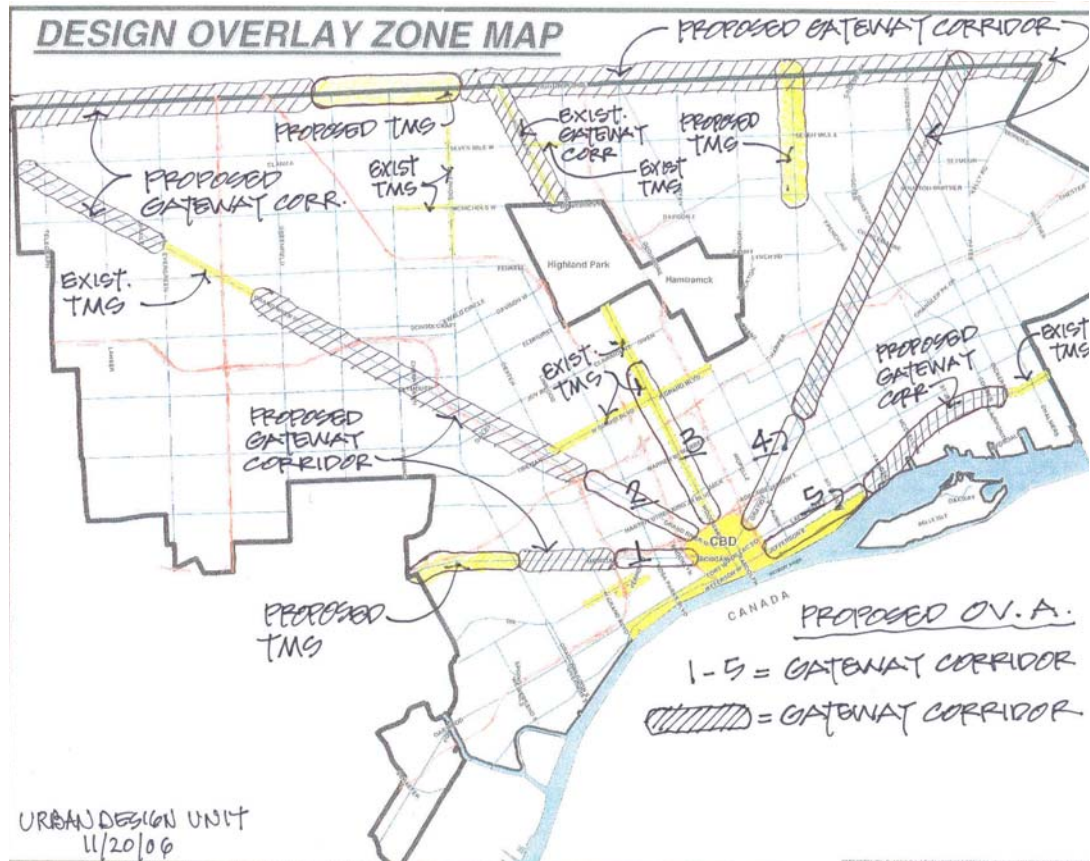
Appendices



APPENDIX



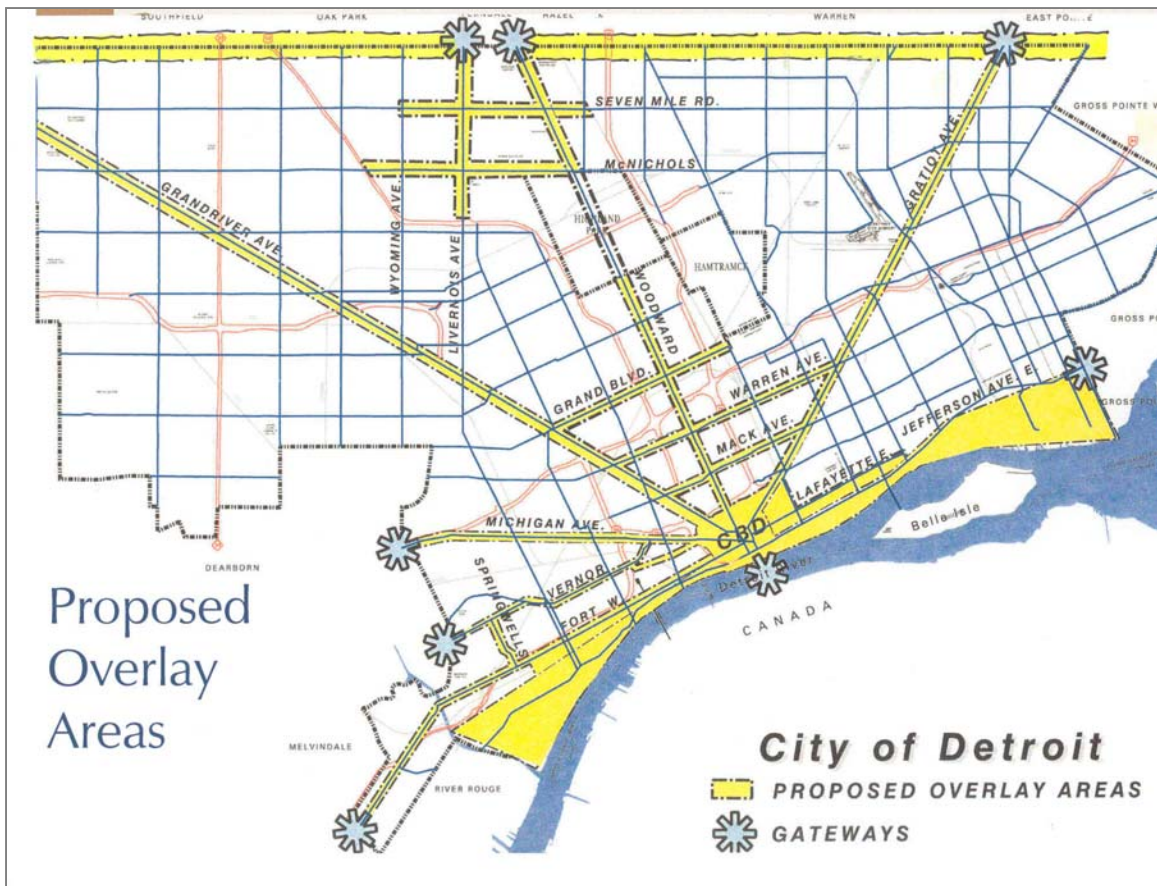
Maps



APPENDIX



Maps



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Glossary

- Aesthetics** The branch of philosophy which deals with the quality, aspects and perception of beauty
- Arcade** A group of columns or pillars which are either free standing or attached to a wall and forms a covered pedestrian space or walkway
- Architectural Details** Components or features of a building or structure that expresses its style and character
- Architecturally Significant** A structure or building that has architectural value due to its style; character, its architect or time period and when was built. Architecturally significant buildings or structures may or may not be in a historic district
- Air Rights** The rights to control and use of space above a property, highway, railroad or building
- Balance** Proportioning of components by offsetting or contrasting to produce an aesthetic equilibrium in the whole
- Base Panel** The base portion of a storefront directly below the display window; does not exceed 30 inches high
- Bay Expression** The unit of space between the supporting columns of the building
- Bay Window** A boxed-in window that project beyond the building façade
- Blank Wall** A wall enclosing an interior space that does not have openings for display windows and doors,
- Blighted Area** An area that has deteriorated in physical quality and value, and that functions well below its economic and social potential
- Block** A division of urban land, normally private property, which is surrounded by public streets, and which is officially established and recorded
- Block Wall** Typically a concrete masonry unit (cmu) wall
- Building Line** The defined limit within a property line beyond which a building may not protrude
- Building Top** The highest area of building where the building meets the skyline and make up its form. Typically a downtown skyline is articulated by the shapes of collective building tops
- Bulk Head** The area directly below the storefront display window
- Cabinet Box** Also refers to light box cabinet
- Canopy** (Awning, Marquee) An ornamental roof-like structure; a protective covering or structure suspended overhead
- Channel Letters** Individual three dimensional letters made of plastic, vinyl or metal and typically internally illuminated
- Circulation** The flow or movement of people, goods, vehicles from place to place
- Cladding** Building cover or veneer
- Clear Anodized** A natural color of aluminum obtained through anodizing the aluminum to create an oxide finish
- Color Anodized** The aluminum is colored while being anodizing to obtain other high quality finishes with other colors
- Column** Typically, any upright structural support. In classical architecture a column consists of a base, shaft and capital
- Communication Element** Any element on or part of building intended to provide visual or other communication or to convey information, messages, signals, etc. this include signs, flags, satellite dishes, flags cellular antennas and art work
- Concrete** A hard strong building material made by mixing Portland cement, aggregate (sand or gravel) with water to cause the cement to set and bind the entire mass
- Context** The interrelated conditions of an environment in which something exists or occurs
- Context Sensitive** Refers to designs and solutions for development practices and street design that are responsive to community objectives and take into consideration aesthetics as part of design solutions

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Glossary

- Coping** The covering course of a wall usually with a sloping top; typically using masonry, stone or metal
- Corner Lot** A lot that has frontage on two streets
- Cornice** The topmost section of a façade or parapet as in top or an entablature
- Curb** A raised border running along the edge of a street pavement, usually made of concrete
- Design** The arrangement of elements, details, forms, colors, etc., to produce a composition and a complete entity
- District** An area, region, or section with a distinguishing, marked separate or different character
- Element** A prominent part or characteristic of a building or setting
- Envelop** Three dimensional aspect and quality of space
- Encased Box Grille** Metal box where the coiling or overhead door is stored when the doors in open position
- Exterior Cladding** The veneer of final material applied to a building exterior such as brick, stone concrete or metal
- Externally Illuminated** Refers to a sign illuminated by an external light fixture mounted at some distance from the sign
- Exterior Insulation Finish System E.I.F.S** A generic term used to describe the exterior application of rigid foam insulation board with a cement base and a finish layer; also referred to as synthetic stucco
- Façade** The front of a building; also any face of a building given special architectural treatment
- Fenestration** The arrangement, proportioning, and design of windows and doors in a building
- Footprint** Refers to the building exterior edge that typically meets ground level
- Form** The shape, outline, or configuration of a structure or parts of a structure that gives it its distinctive appearance
- Gable** A traditional roofing type where the triangular portion of a wall formed at the end of a pitched roof
- Grade** The degree of rise or drop of a sloping surface. Grading refers to altering or finishing existing topography
- Grille** A grating forming a barrier or screen as in an opening covered with a grille
- Ground Sign** Also refers to a sign that is anchored to a foundation base without any vertical poles or posts and is independent from building support; also referred to as monument sign
- Historic District** Refers to a land site area or a group of sites not necessarily with contiguous boundaries, which may or may not have a building, designated as a historic district by means of ordinance and adopted by City Council
- Historic Resource** Also considered historically significant site, structure, building or natural feature that has historic value which is located within a historic district
- Historically Significant** Also means a historic resource that has historic value within a historic district
- Internally Illuminated** Refers to a sign that is illuminated by a fixture or a source mounted within the sign itself
- Landmark Building** Refers to a building or structure with a significant historic or architectural value that is designated as a land-mark by the City Council and is subject to restrictions
- Light Box Sign** An internally illuminated cabinet assembly, an enclosed box, or light cabinet containing the illumination fixtures for the sign
- Light Spill** The spill out of light to other areas beyond where the light is intended to illuminate
- Low E- Glass** Also referred to as low emission glass by which the glass allows solar light and heat to go through it to the interior and keeps the heat from escaping the interior space; is considered important glass quality in window design in cold climate regions such as Michigan

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Main Street A street that is considered the main commercial thoroughfare for a neighborhood or a community.

Typically characterized by mixed uses, compact urban form, higher density and buildings abutting public sidewalks

Major Corridor Any thoroughfare used heavily by automobile traffic; their land uses and context are tailored mostly to motorists and automobile travel

Major Thoroughfare See Major Corridors

Marquee A permanent canopy, often of metal or glass, projecting over an entrance of a hotel or theater

Massing The three dimensional quality of a building; its bulk, scale and overall design in relationship to its context

Master Plan A long range overall concept of an area's plan for economic, social, environmental and physical development

Mechanical Equipment Any apparatus used in a building system mounted on the building or on-site

Middle Trim Any architectural detail or element that is either flush with or protrudes from the building surface and runs horizontally along the facade

Mixed Use A land use designation used in the City's Master Plan or Zoning Ordinance where a development parcel of land involves more than one type of use. For example, both commercial and residential uses

Monument Sign Also see ground sign

Overhang Part of building that hangs over and projects some distance away from the building plane

Overlay Area An area of land that may or may not be contiguous, and has regional, architectural, cultural or historic qualities and significance to the city, and is designated as such by ordinance adopted by City Council

Parapet A perimeter wall, generally low of about 2-4 foot along the roof edge of a building or structure

Pedestrian-Friendly The qualities of a context or a built environment characterized by physical amenities and land uses promoting walk-ability and higher density development

Perimeter Screen Wall Typically a low wall 30-48 inch high intended to block view to cars or mechanical equipment or block views between somewhat incompatible but adjacent land uses

Pier A solid support for a structure, usually thicker than a column

Pilaster An engaged rectangular pillar projecting slightly from the exterior of a wall or a section of it

Pillar An upright structure of any shape used as a building support

Podium A continuous low wall, which forms a base for the construction above

Pre-Cast Concrete Generally, concrete elements either structural (load bearing) such as beams and columns or architectural components for cladding purposes--exterior panels and veneer; usually cast at the factory under special conditions and transported to the site

Punched-In Window A wall that has its window openings alternating with the solid surface of the wall plane as opposed to having a one continuous ribbon-like window opening

Recessed A sunken or a stepped back surface or plane of building material or element; it may be a recessed entry or a recessed band

Reflective Glass A glass used on building façade to prevent seeing through the glass from the exterior. It is often a glass that has a mirror effect due to the application of a metallic coating

Restoration Techniques Specific methods and practices used in refurbishing historically significant buildings—set forth in guidelines adopted by a local Historic District Commission

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Glossary

- Reveal Band** An architectural detail or a trim such as a middle trim protruding out
- Right-of-Way** Typically, a public circulation path measured from property line to property line
- Rooftop** Reference to equipment, such as mechanical equipment, that is mounted on a roof
- Rolled-Down Grille** Typically consists of metal segments or strips in a grid pattern so that when the grille is in the down position one is able to see through the lattice shape grille. Rolled down grilles are used for storefront security
- Rolled-Down Door** Typically consists of metal crimped slats to form a rolled down door so that when the door is in the down position, one is unable to see through it. Rolled-down doors are used as security doors
- Scale** The relative measurement of an object, with reference to the dimensions of the human body
- Scored Concrete** Block concrete face that has been decorated by one or more cuts or scores, either square or v-shaped cuts that range from 3/8-3/4 inch deep
- Screen Wall** A wall constructed for the purpose of visual screening of cars, mechanical equipment, etc. or for the purpose of separating or demarcating different land uses
- Security Glass** A type of glass, such as laminated glass, that is manufactured specifically to resist breakage and shattering or to prevent burglary and intrusion
- Secondary Thoroughfare** Streets which often are less continuous than major thoroughfares and typically run through residential land uses and have less right-of-way width than major thoroughfare
- Set Back** A legally defined distance from the property line into which a structure may not project
- Signage** A communication element; it is any display object or structure, device, logo or text on any object intended to communicate information such as identification, advertising to attract public attention to an object, person, business or other entity
- Signage Band** An area of the building façade directly above the storefront intended for placement of signage
- Solar Quality** Specific thermal properties and solar control qualities of glass. For example, clear glass has different solar qualities than tinted or reflective glass
- Spandrel Window** Typically part of the window system panel that looks like a window with a glass or other material that is opaque (non-see through) but is actually used to conceal or cover part of the structural elements such as beams or columns or covers other parts of building components. They are typically located either below or above the floor level or at other locations to give the appearance of windows
- Split Face Block** Concrete masonry unit or block that has a rough or textured surface made by splitting the smooth face of the block at the factory
- Steel Bollard** Any of a series of short posts set at intervals to demark an area (as a traffic island) or to exclude vehicles
- Streetscape** Refers to scenery and elements that a person would visually experience in the street space; this may include buildings and their storefronts, signage, sidewalks, benches and other street furnishings and amenities
- Storefront** The front side of a store or a store building facing a street
- Street Level Façade** That level of building façade that a person would come to visually experience the most; it includes the building storefront and it is about 12-16 feet above the sidewalk
- Strip Retail** Linear configuration of placing single use retail stores in narrow strips typically with a vast area of parking in the front; an arrangement that has come to symbolize an automobile-oriented model of retail development and land use

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Glossary

Strobe Light A fixture from which the light comes in flashes; typically used in buildings for emergency evacuation of purposes such as in alarm systems

Structural Bay A reference to a grid or module where structural elements of building such as columns or beams may be located; typically the placement of pilasters or piers on building façade fall on this structural grid and express a structural bay

Style A specific or characteristic manner of expression, execution, construction or design, in any art, period or work,

Sunscreen Exterior building treatment in the form of suspended horizontal or vertical metal louvers or fins which provide a sun shading environment on the building exterior and reduces interior solar heat gain

Sustainable Of, relating to, or being a method of harvesting or using resources so that they are not depleted or permanently damaged for future generations' use, as in sustainable techniques, sustainable agriculture

Symmetry Similarity of form or arrangement on either side of a dividing line or plane

Texture The arrangement of particles of a material as it affects the appearance or feel of a surface

Traditional Elements Architectural details and parts of buildings that form well-known architectural styles of buildings

Transom Window A window over a storefront door or display window opening; it is typically horizontal and directly above the storefront opening

Transparency Fine or sheer enough to be seen through

Urban Design A multidisciplinary approach including architecture, planning, landscape architecture, traffic engineering and other fields that coordinates; and involves the design of the built-environment including buildings, spaces between buildings, streets, parks, etc.

Urban Fabric Reference to the composition of the city's components, land use and activities that make up the life of the urban context

Upper Level Façade That level above the street level façade; it typically includes the façade area from the second level and up and often has a different fenestration pattern which includes windows for tenant spaces with uses different than those of the street level spaces

Vertical Relief A protrusion of an stone or masonry art work or molding that sticks out from the flat surface of the wall, it decorates and modulates the building wall; a pilaster shape expressed on the building façade is a vertical relief

Vestibule A passage or anteroom between the outer door and the interior parts of the building

Visual Clutter The appearance of the seemingly disordered array of elements or objects in the built environment; the reference is more often used in reference to the overcrowding of signs in the streetscape

Wheel Stop A prefabricated linear block of material such as concrete or solid plastic placed at the front of a parking stall to prevent the car wheels from rolling forward and hitting a wall, landscaping or other site element

Wind Break Structures or plants, which, because of their form and location, reduce wind velocities

Window System The building component that fit within the window openings that permit daylight and allows for viewing and where applicable used to allow for natural ventilation; the placement and disposition of the window system (openings and what is fitting in them) comprises building fenestration

Zoning The legal means whereby land use is regulated and controlled for the welfare of the community

Zoning Lot A lot that has a zoning designation referencing an allowed use by the Ordinance such as R-Residential or C- Commercial designation

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References & Resources

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References & Resources

Resources:

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- City of Detroit: www.ci.detroit.mi.us
- City Planning Commission: Telephone No. 313-224-6536, www.ci.detroit.mi.us/legislative/BoardsCommissions
- DDOT- Detroit Department of Transportation: www.ci.detroit.mi.us/ddot
- Department of Public Works, City Engineering Division: Telephone No. 313-224-3901, www.ci.detroit.mi.us/dpw
- Detroit Chamber of Commerce: www.detroitchamber.com
- Detroit Economic Growth Corporation: www.degc.org
- Detroit Public Library: www.detroit.lib.mi.us
- Eight Mile Boulevard Association: www.eightmile.org
- Greening of Detroit: www.greeningofdetroit.com
- Historic District Commission: Telephone No. 313-224-6536, www.ci.detroit.mi.us/historic
- Mayor's Office of Neighborhood Commercial Revitalization: www.ci.detroit.mi.us/mayor/oncr
- MDOT - Michigan Department of Transportation: www.michigan.gov/mdot
- National Trust: www.nationaltrust.org
- New Center Council: www.newcenter.com
- Planning & Development Department: Telephone No. 313-224-1300, www.ci.detroit.mi.us/plandevl/planning
- Police Department Crime Prevention Section: Telephone No. 313-596-2522, www.ci.detroit.mi.us/police
- Public Lighting Department: Telephone No. 313-267-7228, www.ci.detroit.mi.us/publiclighting
- SMART BUS - Suburban Mobility Authority for regional Transportation: www.smartbus.org
- Smart Communities Network: www.smartcommunities.ncat.org
- Smart Growth Network: www.smartgrowth.org
- Southwest Detroit Business Association: www.southwestdetroit.com
- State of Michigan: www.michigan.gov
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